

Submitted October 23, 2013
Approved as of
Date October 23, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 12-2013
Wednesday, June 26, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, June 26, 2013.

PRESENT

Jerry Callistein, Chair

Don Hadley	Jack Leiderman
David Hill	Dion Trahan
Kate Ostell	John Tyner

Present: Council Liaison/Councilmember Bridget Donnell-Newton
Marcy Waxman, Sr. Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Nicole Walters, Planner II
David Levy, Chief of Long Range Planning

I. REVIEW AND ACTION

Special Exception Application SPX2013-00387 - Recommendation to the Board of Appeals to allow for the expansion of the existing day care from 8 children to 12 children in the R-60 zone located at 731 W. Montgomery Avenue.

Jim Wasilak offered a briefing to the Commission on the definition and application of this special exception.

Nicole Walters presented her staff report, which recommends approval, and answered questions from the Commission.

The applicants, Irfan and Rubina Mohammed, provided an overview of the application request and answered questions from the Commission.

The following residents offered testimony:

Patricia Woodward, a West End resident who serves on the WECA Board and spoke on behalf of WECA, is in opposition of the daycare expansion.

Mary Ann Hull of 529 Brent Road, also speaking on behalf of WECA, opposes the daycare expansion.

Officer Robinson, Montgomery County Police Officer whose child attends the daycare, stated that the traffic impact to the neighborhood of the daycare is minimal. He answered questions from the Commission.

Bahareh Samimi, whose son attends the daycare, said that she has not observed any problems with the traffic into or out of the daycare.

Jack Gelin of 105 South Van Buren Street and member of WECA, is opposed to the daycare expansion. He answered questions from the Commission.

Xiaolin Wan and Shan Chen, of 729 W. Montgomery Avenue, the neighboring property, spoke in opposition the daycare expansion.

Susan Prince of 206 Evans Street spoke in opposition to the daycare expansion.

Matthew Hurd testified that he has children attending the daycare and stated that the location is convenient and has great access on and off Interstate 270. He said he doesn't feel the traffic is an issue.

Georgia Engles, has a child who attends the daycare and doesn't think there is a parking issue and is in favor of the daycare expansion.

Dennis Cain of 502 Carr Avenue is a member of WECA and opposes the daycare expansion.

Victoria McMullen spoke in opposition to the daycare expansion.

Following discussion by the Commission, Commissioner Hill moved, seconded by Commissioner Trahan, to recommend that SPX2013-00387 is not in compliance with the Master Plan as citations given in discussion on page 9-5 and page 11-5 of the Comprehensive Master Plan, and page 15 of Planning Area #4. Commissioner Hill stated that the Commission fails to make a finding that the circumstances meet any of those citations.

The motion passed 7-0.

The meeting went into recess at 9:20 pm and reconvened at 9:29 pm.

II. DISCUSSION/DIRECTION

Rockville Pike Plan Draft Work Session - Review of Rockville's Pike Public Testimony and direction to staff.

David Levy and Cindy Kebba led the discussion on the major topics frequently mentioned during the recent round of public hearings and testimony: 1) Why update the 1989 plan?; 2) proposal to convert Rockville Pike into a multi-way boulevard; 3) proposal for a new street network; 4) enhanced sidewalks; 5) permitted amount of development and building heights; 6) open spaces and plazas to be created on individual sites; 7) creating parks and public spaces; and 8) that the draft plan and zoning revisions would repeal or weaken the City's APFO.

The Commission discussed the process for evaluating these topics and the public testimony provided, and stated that building heights will be addressed first.

III. COMMISSION ITEMS

- A. Staff Liaison Report – Andy Gunning provided an update on the next meeting's agenda.
- B. Old Business - None
- C. New Business - None
- D. Minutes – Commissioner Hill moved, seconded by Commissioner Tyner, to approve the May 22, 2013 meeting minutes with the noted edits. The motion passed 7-0.
- E. FYI Correspondence

I. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 10:57 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary